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PUBLIC HEARING

MONDAY, APRIL 22, 1968

LIBERTY HALL IN LOWELL MEMORIAL AUDITORIUM

EAST MERRIMACK ST.

8:00 P.M.



PROPOSED LOWELL CONNECTOR EXTENSION

IN

LOWELL

COMMONWEALTH OF MASSACHUSETTS

DEPARTMENT OF PUBLIC WORKS

EDWARD J. RIBBS
COMMISSIONER

JOHN D. WARNER
Associate Commissioner

ROBERT S. FOSTER
Associate Commissioner

PETER E. DONADIO
Associate Commissioner

CHARLES A. BISBEE JR.
Associate Commissioner

DANIEL S. HORGAN
Chief Engineer



The Commonwealth of Massachusetts

Department of Public Works

Office of the Commissioner

100 Nashua Street, Boston 02114

The Department of Public Works is constantly working to improve its highway network in order that you and your fellow citizens may enjoy the benefits of modern traffic safety and convenience of travel.

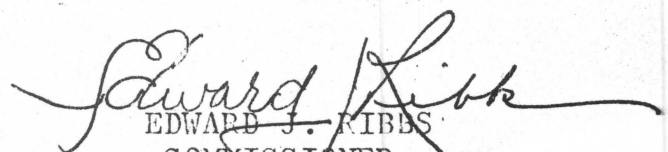
Our principal objectives are to build an efficient system of highways while at the same time being fair and considerate of your rights as a citizen of Massachusetts.

The Department regrets the inconvenience that construction of this proposed expressway may impose on individuals residing along the proposed route. Be assured that the Department will do everything possible to minimize any disruptive effects.

This public hearing presents an opportunity for us to explain the plan we consider feasible for this proposed highway and at the same time obtain your comments on the proposal being displayed. The plan on display is sufficiently developed to study and discuss salient features of the proposed highway. Since this is only a study plan, additional refinements will be necessary to develop the final plan. This permits the Department to take into consideration your comments before arriving at a final decision.

I trust that the information contained in this brochure will be helpful to you.

Sincerely,


EDWARD J. RIBBS
COMMISSIONER

WHAT IS A PUBLIC HEARING?

WHY A PUBLIC HEARING?

To provide an assured method whereby the Commonwealth can furnish to the public, information concerning the State's highway construction proposals, and to afford every interested resident of the area an opportunity to be heard on any proposed Federal-aid project. At the same time, the hearings afford the Commonwealth an additional opportunity to receive information from local sources which would be of value to the State in making its final decision as to which location should be selected for development.

WHY NOT A VOTE ON HIGHWAY PLANS?

The hearings are not intended to be a popular referendum for the purpose of determining the location of a proposed improvement by a majority vote of those present. They do not relieve the duly constituted officials of a State highway department of the necessity for making decisions in State highway matters for which they are charged with full responsibility.

WHAT DOES A PUBLIC HEARING ACCOMPLISH?

It is designed to insure the opportunity for, or the availability of, a forum to provide factual information which is pertinent to the determination of the final location considered by the State to best serve the public interest, and on which improvement projects are proposed to be undertaken.

It is important that the people of the area express their views in regard to the proposals being presented, so that views can be properly recorded in the minutes of the meeting. These minutes will be carefully studied by the Department of Public Works and the U.S. Bureau of Public Roads, and will be taken into consideration in the determination of the final location and design.

TO SAFEGUARD THE PROPERTY OWNER:

If your property, or a portion of it, must be taken by the State for a highway, in the interest of all the people of the Commonwealth, your rights are fully protected under the law. Briefly, here are some of the answers to questions you might ask.

1. WHO CONTACTS ME?

A representative of the Right of Way Division of the Massachusetts Department of Public Works. He will explain the procedure to be followed in acquiring and paying for the property. He may ask questions needed to arrive at a fair price for your property.

2. WHAT IS A 'FAIR PRICE' FOR MY PROPERTY?

Every effort is made to insure that an equitable market value is awarded you for the property, or to assess the 'damage' to the property as a result of the taking. DPW appraisers, independent appraisers, DPW 'Review appraisers', and a Real Estate Review Board all contribute in arriving at a fair price. The State also pays a proportionate part of the real estate tax for the current year, and interest from the date the property is acquired.

3. MUST I ACCEPT THE STATE'S OFFER?

No. If, after negotiations between the property owner and a Right of Way Negotiator, the owner feels he is not being offered a fair price, he has the right, within two years, to appeal to the courts. Pending a court decision, he can be paid a 'pro tanto' (or 'for the time being') amount that in no way prejudices the court appeal.

4. WHAT WILL HAPPEN TO MY HOUSE?

The owner will have an opportunity to buy back his house, provided he has a location to which it can be removed, and the proper permits for its removal. If the owner does not wish to repurchase, the house will be advertised for bids. The highest bidder, who must also have a location and permits for removal, will be awarded the house.

5. SUPPOSE I HAVE A BUSINESS?

In all highway projects which involve the Federal Bureau of Public Roads, the Small Business Administration is fully informed concerning all land takings, and you can appeal to the Small Business Administration for guidance and assistance.

RELOCATION ASSISTANCE

As a direct aid to persons and businesses displaced by this needed highway construction, the Department has established a Relocation Advisory Assistance Service. Institution of this service is in accordance with the sincere wish of the Department to meet its construction objectives with the least possible disruption of business or inconvenience to homeowners and tenants.

The Department's Relocation Committee will do everything possible to locate suitable replacement homes or sites in any area requested by the person displaced.

All persons, individuals or families, tenants or owners, within a project area who are displaced by highway takings, are eligible for this relocation assistance. You become eligible as soon as you have received notice of property taking by the Department of Public Works.

The Relocation Service then steps into the picture, if you want its help; you'll get personal and factual information about the project.

An advisor is available to assist you in finding suitable alternate housing or sites. Listings on rentals and properties for sale are maintained and the Relocation Advisor is prepared to give full information and assistance.

These listings are obtained through cooperating realtors, newspapers, homeowners, and other sources intent on satisfying your personal needs and financial resources.

The Relocation staff will devote as much time as possible to helping you find a new location.

Chapter 594 of the Acts of 1963, provides relocation payments for reasonable and necessary moving expenses to displaced families and businesses. Financial aid will be paid up to two hundred dollars (\$200.) per individual or family, and in the case of a business concern, up to three thousand dollars (\$3,000.).

If you have relocation questions to be answered, we urge you to contact the Relocation Advisory Committee, Department of Public Works at 100 Nashua Street, Boston.

Local relocation advisory agencies have been established in many communities. For your community, inquire of the DPW Advisory Committee in Boston.

1. WHAT IS THE PROPOSED LOWELL CONNECTOR EXTENSION?

The proposed Extension of the Lowell Connector will provide a modern facility which will extend the present Connector from its existing terminus at Gorham St. to East Merrimack Street.

2. WHAT IS THE FUNCTION OF THE PROPOSED EXTENSION?

- a. It will extend the service provided by the Connector closer to the Central Business District and shopping areas.
- b. Through traffic will be diverted from downtown streets.
- c. Improve traffic circulation to the general area.

3. WHAT IS THE LENGTH OF THE PROPOSED EXTENSION?

The length of this project which is presented here for your consideration and comments is about 4600 feet.

4. CONTROLLING FACTOR IN THE PROPOSED LOCATION

The proposed location is generally controlled by the following.

- a. The existing end of the Lowell Connector at Gorham Street.
- b. The Concord River
- c. Present and future land use along the corridor.

5. WHAT WILL BE THE LOCATION OF THE PROPOSED EXTENSION?

This proposed extension will continue northeasterly from the present construction, bridging Gorham Street, thence curves northerly crossing Central Street where an interchange is proposed; thence continues northerly along the west bank of the Concord River; thence crossing the River just north of Church Street and thence terminating at East Merrimack Street in the vicinity of Memorial Hall. At grade intersections are proposed at Church and East Merrimack Streets.

6. WHAT ARE THE DESIGN FEATURES OF THIS PROPOSED EXTENSION?

The highway will have full control of access. It will be divided with two travel lanes and a breakdown lane in each direction. The interchange and the grade intersections are subject to change in design and location pending refinement of traffic analysis during the final design stage.

All of the latest applicable safety features will be incorporated to make this facility as safe and convenient as possible.

DISPLACEMENT AND COST ESTIMATES

Buildings Taken	Families Affected	Businesses Displaced	Constr. Cost
208	405	28	\$3,133,000

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